

Huntington Lakes Section IV

12/22/2025 Board of Directors Meeting Notice, Agenda & Zoom Invitation

Location: Huntington Lakes Clubhouse Theater & Zoom

Call to Order @ 9:30 am

Pledge of Allegiance

Roll call to determine a quorum

Reading of previous meeting minutes

Correspondence

Treasurer's Report

Sales and Rentals

Presidents and HLI Message

COMMITTEE REPORTS:

Maintenance

Property Managers

Landscaping/Beautification

Captains' Meeting

Delray Alliance

OVC

UNFINISHED BUSINESS:

Milestone repair project status update

Trash room and water billing issues

NEW BUSINESS:

2026 Maintenance & Assessment Fees Payment Methods

GOOD & WELFARE & GENERAL QUESTIONS

ADJOURNMENT

CALL TO ORDER

Meeting was called to order at 9:30 am by David Kaplan, President

ROLL CALL

Board members In attendance:

President: David Kaplan
Vice President: Doreen Blatstein
Secretary: Ivonne Bazerman
Director: Judy Glatt
Director: Nici Mahlandt
Director: Robert Bloomberg
Director: Michael Abrams

Absent: None

Property manager: Donald Kates for Seacrest Services

READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION: made by Nici Mahlandt to waive the reading of the minutes of 11/22/2025 and approve as they were distributed to all Board members and have been posted on the Huntington Lakes IV website. MOTION 2nd by Doreen Blatstein. Motion unanimously approved.

Huntington Lakes Section IV Board Meeting (Unapproved)

Location: Huntington Lakes Clubhouse

November 22nd, 2025 9:30 am

Called to order at 9:30AM by David Kaplan

Pledge of Allegiance

Board members In attendance:

President: David Kaplan
Vice President: Doreen Blatstein
Secretary: Ivonne Bazerman
Director: Nici Mahlandt
Director: Robert Bloomberg

Absent: Director: Michael Abrams
Treasurer: Judy Glatt

Property manager: Donald Kates for Seacrest Services

Quorum established

Minutes of last meeting:

MOTION: made by Nici Mahlandt and seconded by Doreen Blatstein to waive the reading of the October 23rd minutes and approve as they were distributed to all Board members and have been posted on the Huntington Lakes IV website. Motion unanimously approved.

Correspondence

None

Sales & Rentals given by Ivonne Bazerman

Presidents and HLI Report given by David Kaplan

Treasurers Report posted by Judy Glatt

MOTION: made by Nici Mahlandt and seconded by Doreen Blatstein to waive the reading of Treasurers report as it will be posted on the Huntington Lakes Section IV website within 24 hours in the minutes of this meeting. Motion Unanimously approved

Committee Reports

MOTION: made by Nici Mahlandt and seconded by Ivonne Bazerman to waive the reading of some committee reports as all they will be posted on the Huntington Lakes Section IV website within 24 hours in the minutes of this meeting. Motion Unanimously approved

Maintenance report read by Robert Bloomberg
Property Managers report provided by Donald Kates
Landscape/Beautification Report provided by Nici Mahlandt
Building captains report provided by Doreen Blatstein
Delray Alliance report provided by Jane Cox

UNFINISHED BUSINESS:**Milestone Inspection**

Status report given by Nici Mahlandt

2026 Budget

MOTION made by Nici Mahlandt and seconded by Doreen Blatstein to accept the Huntington Lakes IV 2026 Fiscal operating budget of \$2,900,562.99 as presented. Motion Unanimously approved

Excessive Water Usage Report provided by David Kaplan

Trash Room Issues Report provided by David Kaplan

NEW BUSINESS

Date of December meeting has been changed to Monday December 22 due to the holidays.

MOTION TO adjourn by Doreen Blatstein 2nd by Ivonne Bazerman. Motion unanimously approved.

Respectfully submitted by:
Donald Kates (LCAM, CMCA) Seacrest Services, Inc.

CORRESPONDENCE

Read and answered later in the meeting under committee reports

From: **Robyn Agate** <robynagate@gmail.com>
Date: Sun, Dec 21, 2025 at 6:19 PM
Subject: Fwd: Questions for Board Meeting Section 4
To: David Kaplan <HLSECTION4@gmail.com>, Robyn Agate <robynagate@gmail.com>

1. Why are the window prices going up in the new year? Don't we have a contract to ordering all these windows? And additionally when we roll over into 2027 of the window prices going up then because people don't wanna lay out money now that work isn't going to be done for a while?

Nici: We use a specific company for window replacements and they gave us pricing for 2025. That company's prices are going up, as are prices for most imported materials in the US.

2. What is our new timeline as per building or at least approximate? Right now it's 4 1/2 / 5 for one building and that's not done yet so what does it look like for at least the southside? What happened to the full crew that we were having? Are we taking guys off and sending them to another job? Additionally, you're waiting on more scaffolding when we were told that one through 10 you can't put up scaffolding for the whole building because of the roof structure so if you're ordering more scaffolding and there's still scaffolding up 3 to 10 won't that be a weight issue with the roof?

Nici: We have a full crew on site most days. Building 31 has started in the west staircase and the interior of several units including window replacements. Building 32 east staircase cannot begin until the west staircase is punched out so one staircase is always available in case elevators go down. The roof has nothing to do with the scaffolding.

3. This is in regards to the social committee for lack of social committee. Last month we asked about social events for section 4 and the answer was that HLI is making a social committee and two different entities. Every other section has done something and again nothing has been done other than the snowbird going away in March and then one other party. If Doreen is not going to be in charge of a social committee., than I'll ASSUME that we could do our own parties with posting signs since there is no there is no board approved anything.

Nici/Doreen – please see social committee report in this meeting.

And this for the days that the guys aren't working because of rain is there a reason why they can't be doing the interior work with the flooring that needs to come up?

Nici: Interior work is always done on a rainy day IF POSSIBLE. A window cannot be removed in the rain, and owners do not want wet feet tracking through their unit. There may be no interior work ready to proceed due to engineering approvals.

4. There are a potted plant at the pool that have cracked and discolored parts with dead plants or no plants in the back on the lake side. Nici since I know you are busy with the milestone maybe someone from the Board can take over landscaping and check this out and maybe fix them or paint them and stick a plant in them.

Nici: As I said at least 18 months ago, I'm not going to handle pool plants after my attempt to make sure they didn't die was rebuffed. Pool plants don't get irrigation, outgrow their pots, and the pots crack from roots and weather. If individuals who go regularly to the pool want to take that over, I welcome the assistance. If a pot is bad, I suggest it be discarded.

5. W & T - can we have a meeting with the contractors to get in their own words an explanation of how things are going what they've learned from building 32 and what they're gonna do maybe differently on the other buildings?"

Nici: Another town hall is planned for January.

6. What's happening with the storage shed for the shuffleboard court? Right now the supplies are just laying out getting damaged and that's another cost of replacing everything. Has one been ordered and may be delayed?

Bob: A shed will be ordered as soon as a decision is made as to size and type.

7. Seacrest - with all the issues regarding payments, duplicate taking out money, or assigned to wrong account(HOA vs Assessment) Vantaca or whatever else is going on. Does it come time that we get rid of Seacrest? Sorry Don if you're sitting there. But with regards to Don, why is there no phone number? Not everything needs a Work Order?

Nici: Yes, everything needs a work order. If there is an accounting issues, email Don. Changing management companies is a monumental task and there are only a VERY few portfolio management companies in south Florida.

8.Pool - algae and filth is back in the pool on the white coping around the pool. If that's the right terminology. And there are a black dots on the on the bottom of the pool below the 3 foot section.

Nici: Have you put in a Work Order?

SALES AND RENTALS

11/24/2025 – 12/22/2025

Sales and Rentals for December, 2025

Sales:

Rentals

34/108

\$4,000 per month (seasonal)

PRESIDENT'S AND HLI MESSAGE

Good morning and thank you to everyone who is joining us today, both in person and via Zoom. Your attendance is appreciated and essential to the understanding of our ongoing initiatives.

Today, the three major items we will be presenting are updates to the Milestone repair project, our anticipated year-end financial condition, and the four payment methods for our 2026 maintenance fees and continuing special milestone assessment.

As of November 30th, 2025, our unaudited Profit & Loss (P&L) financial statement indicated that we were \$16,951 over budget for all categories.

Our Administrative, grounds maintenance, and security P&L categories have thus far been under budget by \$31,450. However, utilities and facilities maintenance have been over budget by \$48,402. Excessive water usage charges alone through November 2025 were \$19,282 over budget. We will further discuss the water issue under 'Unfished Business.'

Recently we emailed a Section IV "who to contact" guide & other Important Information. Please review this email as it covers the Milestone project, issues with our buildings and grounds, emergencies, and non-emergency situations. Please let us know if you need another copy of this informative guide.

Other items of interest in Huntington lakes since our last board meeting are as follows:

The clubhouse's total roof replacement project is on schedule but will not disrupt normal operations within the facility.

The new outside TIKI HUT in the pool patio area has been installed. Additional seating components will soon arrive. This revitalized area goal is to create a welcoming space that brings residents together and encourages participation from those who may not attend other community activities or belong to one of our many clubs. A restructured HLI volunteer social committee will be formed to formulate various social activities.

The perimeter wall surrounding Huntington Lakes and the two entrance gatehouses have been power washed and painted to match the clubhouse's exterior colors. The monument sign at the Jog entrance has also been painted with the new colors.

We have several new employees in our clubhouse office. Samatha Smith has been promoted to assistant clubhouse manager. Bobbie Magdole and Maya Lundquist are also new staff replacements, and all staff personnel can be identified by their visible name badges.

Our next section board meeting in January will be 1/22/2026.

Respectfully submitted:
David Kaplan

TREASURER'S REPORT

MOTION made by Nici Mahlandt and seconded by Michael Abrams to waive the reading of Treasurers report as it will be posted on the Huntington Lakes Section IV website within 24 hours in the minutes of this meeting. Motion Unanimously approved

Treasurer's November 2025 Report, delivered at the December 2025 Board Meeting. The full report can be found on the Huntington Lakes Section 4 website.

ASSETS:

Operating Cash + Petty Cash of \$250	159,860.80
Valley National Bank Special Assessment	189,621.18
Valley National Bank Loan Advance for Milestone Repairs	2,350,652.96
Reserve Cash (reserve bank accounts)	1,272,496.82
Current Assets (Receivables and Prepaid Expenses)	483,029.37
TOTAL ASSETS	\$4,482,862.47

LIABILITIES, RESERVES, OWNER'S EQUITY:

Current Liabilities	3,098,607.79
Special Assessment	178,160.17
Reserves	1,261,612.82
Owner Equity (retained earnings, +/- Net Income)	(55,522.31)
TOTAL: Liabilities, Reserves, Owner's Equity	\$4,482,862.47

As of 11/22/2025, 4 homeowners are delinquent in Quarterly Maintenance fees, 7 for Special Assessment, and 2 for Miscellaneous charges. Nine are over 30 days, one is over 90 days and going to collection for a total past due of \$8,537.45. Late fees are now charged monthly.

We are over budget for a total of \$31,744.65 for the year (which includes less income and more expenses than budgeted) and have an owner equity deficit of \$55,522.31.

COMMITTEE REPORTS

MOTION made by Nici Mahlandt and seconded by Ivonne Bazerman to waive the reading of some committee reports as all they will be posted on the Huntington Lakes Section IV website within 24 hours in the minutes of this meeting. Motion Unanimously approved

Maintenance Report

Reminder

If renovations are scheduled an ARC request must be filed with the building captain accompanied by a deposit of \$250

Property Manager's Report

Property Manager coordinated with FCC to replace a broken container at building 31.
New dumpster installation COMPLETE

2 requests for walkway lights
5 requests for "not association responsibility"
2 violations 1) blinds 2) improper alterations to the common elements
4 pool requests
 3 thermostat check and working (was a cold morning)
 Shut off valve fixed
3 Parking lot alterations including moving spots for Milestone and 1 for safety
3 golf carts ALL repaired and in working order

Met daily with staff to assure quality of work.

Donald Kates, LCAM
Seacrest Services, Inc.

Landscaping/Beautification Report

Trimming is scheduled monthly and mowing remains the same at 30 times per year. If you see an area in poor condition, please let me know by email right away.

The Hagan Ranch Road fence has been painted by HLI. The irrigation was repaired. The mulch has been put down, along with 8 new plants and the croton nursery for \$860.00. I also harvested the overgrown oyster plants to add to the bases of trees and the two palms in the rear of the pool, and removed two dead palms for \$645.00. We had to stake a hibiscus and remove another for \$235.00. This uses up the landscaping budget for the year. No additions will be done until 2026.

I will look at removing more ficus hedges next year, and determine what to do with the area in front of Building 32, and any areas where additional hedges are removed.

Should any homeowner see mower or contractor damages, please report it immediately.

Nici Mahlandt
BOD/Landscape and Beautification

Mailchimp Report

Mailchimp, the Mailing List we use to communicate with residents, remains fully updated. If you are not getting regular emails from Huntington Lakes IV about activities, information, Milestone, Hurricane Trimming, and general warnings, contact HL4website@gmail.com and ask to have your MailChimp mailing account checked, reset, or your information added. Remember an email from our mailing list software may go into your inbox, spam, or trash until you mark it as a safe sender.

FPL Streetlight Report

All open streetlight outages have been repaired by FPL. I added "how to report" on the Owner Help tab of the website. If you cannot get a reasonable response from FPL, contact the Florida Public Service Commission online at <https://www.psc.state.fl.us/consumer-complaint-form>

Huntington Lakes Section IV Website

www.HuntingtonLakesSection4.com

The website, www.huntingtonlakessection4.com (or www.HLSection4.com) is up and running. If you do not know your password, use the password reset option, or email HL4website@gmail.com to request a reset email. That email may go into your inbox, spam, or trash so be sure and check.

All condo documents, financial reports, contracts, invoices, inspections, and milestone reports, including individual unit drawings are available – as well as a significant amount of general owner information.

Real estate agents, buyers and sellers can download the required information for a sale or purchase without logging in.

Owners can read the meeting minutes within one or two days, and all Milestone Inspection notices and warning will be posted.

Please get familiar with the site content and stay up to date.

OVC Report

None Available

Alliance Report

None available.

Captains' Meeting Report

A meeting was not held in December. The next Captains' meeting will be on Tuesday, January 20, 2026 in the Clubhouse Game Room at 10:30 a.m.

A Publix gift card was purchased and given to Rescue 42 as a thank you for everything they due for the residents of Section 4. Each building donated towards the gift. This is the third year we have done this.

Social Committee Report

Mark your calendars and save the date: Friday, January 30, 2026. 7 to 9 P.M. Please join us in the Clubhouse Ballroom to meet your neighbors and have fun. Snacks and desserts will be served.

A flyer will be posted in each lobby and elevator with more information to sign up.

Respectfully submitted,
Doreen Blatstein, Vice President
Bldg. Captains Coordinator, Social Chairperson

UNFINISHED BUSINESS

Milestone Status Inspection Report

Thank you to all the owners who calmly accepted changes in schedules, unit entries over and over, moving furniture and living in an uproar while waking up at 8 am to the sound of jackhammers for days in a row.

To all the owners who sent thanks and commiserations, who supported the efforts of the few who found themselves in charge of things they didn't know much about when they took on the task.

To everyone who made their assessment payments on time, even if they didn't quite know what they were buying, who sent in forms, checks and updated information, who visited the website and read dozens and dozens of emails to keep themselves informed.

Who offered to help and support, to act as building captains and co-captains, who posted notices, tested elevators and trimmed bushes themselves when it rained every day for a month.

As to the senders of the nastygrams – these only add to the burden of volunteer board members taking on a state mandated construction project on behalf of our 320 owners. And Santa knows who is “naughty or nice”.

In general, we have learned a lot over the last five months about timing. How long does it take to put up scaffolding, how long do concrete and EFIS repairs take, what are post tension cables and railing pocket repairs and why do small holes and cracks turn into a full-scale project due to interior rust and damage. This is the nature of construction, particularly concrete restoration. We continue to ask for your patience and we will continue to keep you updated to the fullest extent possible. When I know – you will know. If you have questions, please address them to jodi@wtconstruct.com.

A reminder that entrance to your unit may be made through the front door, or through the rear window wall. Most work is being done through the front as we progress, with floors and furniture protected as needed. Multiple entries are required for work and engineer inspections. The contractor will give you an approximate start date by email, but you will NOT be notified every time someone needs to come in - because you don't have to be there. If your unit is

scheduled for work, they could start as early as 8:00 am – OR not at all if the previous day's work took longer than expected - so please be prepared. Work on each unit can take 2-4 days.

Please do not call myself or Jodi multiple times and ask where the workmen are, or when they are coming in. You will have a range of dates. The nature of work is that every attempt is made to use those dates but stuff happens. Get up and get your shower on those dates before 8:00. If they can't make your unit, you've had a full and productive day. If you have to go out....GO. Do not cancel appointments. The building captain will let in who needs to be let in – and you have already put away your valuables as you believe necessary.

Please do not start replacing tile, furniture or window coverings until you are told your unit is substantially complete. Then you can call the tile guy to start. If you want repairs painted by the contractor, you must have the paint ready. He will not paint your entire lanai, just the areas that were repaired. If you have small holes in the lanai walls that need repair, email hl4milestone@gmail.com so Nici can come and fix them or do me a favor and fix them yourself with stucco crack repair compound available at Home Depot (or borrow it from me).

The removal and reinstallation of window shades and window blinds and the repairs to interior drywall will not be done by W&T. Window coverings and drywall repairs will be done by Junior, paid by HL4 from the Milestone LOC account. All window coverings for windows or sliding glass doors needing repair or replacement will be removed when the building stages and returned in groups as the units are complete. You MAY use your own contractor to do that work. Drywall repairs after window replacement will also be done in groups and may require multiple entries. This work cannot start until your unit is deemed "substantially complete" by the engineer. If you want the drywall painted, have the paint ready and pay Junior what he asks.

The project continues to go significantly more slowly than expected. However, the post tension cable repair and replacement issues are done on the west end of Building 32, and scaffolding is fully erected with full teams of workers every day.

AT THIS TIME - if you have cleared your lanai in Building 32, keep it cleared until you get a Substantial Completion notice. In Buildings 29, 30 and 31 - If you are a snowbird, have already cleared your lanai, and COME HOME before construction starts on, and in, your building, check your unit drawing. If work has to be done – you can either keep your lanai cleared or have it cleared again. If NO WORK is indicated on your lanai, you may return smaller items (or anything you can move yourself and move quickly) to get them out of your way.

In Building 32, if any windows on your unit drawing are marked as POOR, or needing repair, or if you have purchased replacement windows, clear the space in front of those windows now, or certainly as soon as the engineer or contractor comes in to mark the repairs in the unit. If no windows are marked as POOR or you are not getting replacements, you may return items to the front of the windows (but again, keep the lanai clear until you get a Completion notice). If you want to remove your window coverings yourself, get it done.

In Buildings 29 through 35, if the windows on your unit drawings are marked as POOR, or you have purchased replacement windows, the space in front of those window needs to be cleared when your building is staged and the engineer or contractors start entering the premises. You may return items to the front of your unit windows until your building is staged.

In all cases, keep interior sliding glass doors UNBLOCKED – both bedroom and living room while construction is in progress.

Unit re-Inspections for Building 36 will start in January and you will receive emails about giving access to windows and the lanai as we move forward over the next 30 days. When we complete Building 36 all follow-up inspections are done.

New unit re-inspection reports are posted to the website.

CONSTRUCTION STATUS

Most units in Building 32 are nearing completion, with the exception of some of the 1-3 stack windows and stucco repairs. The West stair case concrete and stucco repairs are being addressed and waiting paint. Railing pocket repairs continue. The east staircase has not been addressed. Scaffolding is now erected on the entire rear of the building. The paint color is approved and when the post tension cable repairs are complete and stucco repairs approved, paint will be applied. Much of the scaffolding will then move to Building 31 who has already seen some repairs marked.

I strongly recommend logging into the website to see descriptions and photos of the work being performed on the W&T weekly reports. They are at the bottom of the Inspections & Milestone tab.

PLEASE CHECK YOUR UNIT. Do you have small nail holes in your lanai that you are no longer using? They need to be filled with sealant. Please contact Nici immediately so they can be filled with approved sealant or fill them yourself with grout. Every one we fill saves the association \$25.

ALL BUILDINGS: When scaffolding is erected on your building, remove personal goods from your gardens. You can put them against the front wall. The gardens and plants will be covered as needed. If you have potted plants in the back, please move them. I cannot guarantee their safety once scaffolding has been erected and concrete is falling. I also suggest taking photographs of the front garden and anything behind your unit. The contractor is responsible for replacing or repairing landscape so it is best to have "before and after" photos.

We have also learned that you should, ideally, remove pictures and mirrors from all exterior walls. The vibration of the drills and chipping machines is considerable. This is particularly important in end units.

MOVE YOUR CAR

You may not park your car in front of your unit during the week once the building has staged. Use any empty spaces and visitor spaces. The work creates significant flying debris and dust. Your building captain may be able to help you find a space that is empty if you can't find one.

CLEARING STORAGE UNITS

We are discussing the necessity of clearing out some storage units for future post tension cable repairs. The current method to find the cables has required significant concrete removal just to search for the ends. Going through the floor of the storage unit is more effective. The initial plan is to get a storage pod so items in storage units that either don't fit, or that owners do not want, in their unit can be placed in the storage pod for temporary storage. Units WILL be covered with plastic but goods will get dusty. If an owner cannot move their goods themselves, they may contract with the mover for a price yet to be determined. This decision is coming

quickly, so owners on the east end of building 32 and east and west of building 31 should be prepared to empty their storage units.

Lastly –

BUILDINGS 29-32 – WHY SHOULD I REPLACE MY JALOUSIE WINDOWS

We have let all homeowners know that their old jalousie/awning windows are beyond their useful life and are prone to failure. The jalousies have a history of leaks and damages throughout Buildings 29-32. We are giving homeowners the opportunity to replace their jalousie windows during the Milestone repair work and offering a significant price reduction and free installation. A homeowner's jalousie window which is NOT replaced could fail and cause damage not to just the owner's unit, but another owner's unit or the exterior of the building.

The HL4 declaration and by-laws specify that Owners own Windows and Doors and are responsible for their maintenance and replacement. As such, the Association cannot force an owner to replace their window if it is not currently considered defective. However, there are reasons to do so (in addition to getting a once in a lifetime price and free installation)

A standard homeowner's insurance policy generally excludes damage caused by neglect or a lack of maintenance. Offering homeowners a window replacement at a reduced price after a review by the Milestone engineers provides a clear paper trail demonstrating the following:

- The association was aware of the aging windows and the potential for failure.
- The association provided an opportunity and a means for owners to address the issue.
- The homeowner was made aware of the window's current state and given the opportunity to replace it.

Failing to take action after being explicitly warned about the window's potential failure would be a strong indication of negligence in the eyes of an insurance adjuster.

Should a window fail and damage the exterior common area or another unit, the process gets more complicated:

- The affected unit owner would file a claim with their own insurance company.
- That insurer would likely subrogate against the negligent owner's insurance to recoup their costs, including their deductible.
- The association would file a claim with their master policy to cover damage to common elements like the exterior walls. The master policy carrier would then seek reimbursement from the negligent owner's insurance.

Ultimately, a homeowner who does not replace a window that has been shown to be beyond its useful life and prone to failure could face the following:

- **A denied claim:** Their own HO-6 policy may deny coverage for damage stemming from the unrepaired window due to negligence.
- **Legal action:** They may face legal action from the association and other unit owners to recover damages.
- **Personal liability:** They would likely be held personally liable for all repair costs, including those of their neighbors and the association.

This information is what the association considered when asking homeowners to replace all jalousies, not just the ones in a current state of failure. And, of course, this also applies to non-jalousie windows and doors defined by the engineer as in "poor" condition on the unit inspection reports provided to homeowners.

THIS is why the jalousie windows have to be replaced. The frames and the studs holding up the walls are swiss cheese, completely rusted through in spots!!



RIGHT OF ACCESS TO UNITS FOR MILESTONE REPAIRS

Section 718.111(5)(a) of the Florida Condominium Act provides that the association has the irrevocable right of access to each unit during reasonable hours when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damage to the common elements or to a unit.

(5) RIGHT OF ACCESS TO UNITS.—

(a) The association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damage to the common elements or to a unit.

(b)1. In addition to the association's right of access in paragraph (a) and regardless of whether authority is provided in the declaration or other recorded condominium documents, an association, at the sole discretion of the board, may enter an abandoned unit to inspect the unit and adjoining common elements; make repairs to the unit or to the common elements serving the unit, as needed; repair the unit if mold or deterioration is present; turn on the utilities for the unit; or otherwise maintain, preserve, or protect the unit and adjoining common elements. For purposes of this paragraph, a unit is presumed to be abandoned if:

a. The unit is the subject of a foreclosure action and no tenant appears to have resided in the unit for at least 4 continuous weeks without prior written notice to the association; or

b. No tenant appears to have resided in the unit for 2 consecutive months without prior written notice to the association, and the association is unable to contact the owner or determine the whereabouts of the owner after reasonable inquiry.

2. Except in the case of an emergency, an association may not enter an abandoned unit until 2 days after notice of the association's intent to enter the unit has been mailed or hand-delivered to the owner at the address of the owner as reflected in the records of the association. The notice may be given by electronic transmission to unit owners who previously consented to receive notice by electronic transmission.

3. Any expense incurred by an association pursuant to this paragraph is chargeable to the unit owner and enforceable as an assessment pursuant to s. [718.116](#), and the association may use its lien authority provided by s. [718.116](#) to enforce collection of the expense.

The HL Section 4 Association Handbook Articles rev 2009 Building Area.16 pg 38 further defines that the BOD has a right of access to each unit per the statute above and recommends leaving a key with the building captain, neighbor or management company (ie to prevent the door or lock from being removed for maintenance or in an emergency). However, it should be pointed out that local documents are subservient to Florida Statutes.

2026 Budget

A reminder that quarterly maintenance and special assessments are due January 1. If you have not received the letter from Seacrest on payment methods, or have not received your payment booklets, please email hlsection4@gmail.com for instructions.

Trash Room Issues

Residents are requested to:

- Break down all boxes and place them in the blue bins
- Place all "food" or "wet" trash in bags before dropping into the bin or the chutes
- Do not place medical waste in recycling bins. Place in sealed containers in trash.
- Use appropriate recycle bins
 - Yellow: Bottles, cans. NO hangers, decorative china, dishes, glasses, appliances, bubble wrap, plastic wrap, egg containers, drink cups & straws
 - Blue: Paper, cardboard, newspapers, magazines. NO pizza boxes, no foam food containers, napkins, paper towels

Excessive Water Usage Notification

Palm Beach County Water has notified us that HL4 uses almost 2x the amount of water as elsewhere. Please check for running toilets and dripping faucets. Your building captain has tablets you can put in your toilet tank to check for leaks.

NEW BUSINESS

2026 Maintenance & Assessment Fees Payment Methods

Motion to adjourn made by Nici Mahlandt, 2nd by Bob Bloomberg. Motion unanimously carried

Meeting Adjourned 11:00 am

Huntington Lakes Section IV Board Meeting (Unapproved)
Location: Huntington Lakes Clubhouse
December 22th, 2025 9:30 am

Called to order at 9:30AM by David Kaplan

Pledge of Allegiance

Board members In attendance:

President: David Kaplan
Vice President: Doreen Blatstein
Secretary: Jane Cox
Director: Judy Glatt
Director: Nici Mahlandt
Director: Robert Bloomberg
Director: Michael Abrams
Director: Ivonne Bazerman

Property manager: Donald Kates for Seacrest Services

Quorum established

Minutes of last meeting:

MOTION: made by Nici Mahlandt to waive the reading of the November 27th minutes and approve as they were distributed to all Board members and have been posted on the Huntington Lakes IV website. MOTION 2nd by Doreen Blatstein. Motion unanimously approved.

MOTION: made by David Kaplin to waive the reading of the Treasurers report approve as they were distributed to all Board members and have been posted on the Huntington Lakes IV website. MOTION 2nd by Doreen Blatstein. Motion unanimously approved.

Presidents and HLI Report

President report given by David Kaplan

Committee Reports

Maintenance report given by Robert Bloomberg (drafted and read)

MOTION: made by Nici Mahlandt to waive the reading of the most committee's reports approve as they were distributed to all Board members and have been posted on the Huntington Lakes IV website. MOTION 2nd by Ivonne Bazerman. Motion unanimously approved.

Landscape/Beautification Report given by Nici Mahlandt

UNFINISHED BUSINESS:

Milestone Inspection

Milestone Status report given by Nici Mahlandt,

MOTION TO adjourn By David Kaplin 2nd by Robert Bloomberg motion passed unanimously

***Respectfully submitted by:
Donald Kates (LCAM,CMCA) Seacrest Services, Inc.***